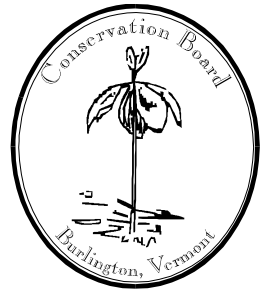


Burlington Conservation Board

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*Matt Moore, Chair
Will Flender, Vice Chair
Scott Mapes
Don Meals
Jeff Severson
Miles Waite
Damon Lane
Zoe Richards
Stephanie Young*



Conservation Board Meeting Minutes

Monday, May 2, 2016 – 5:30 pm

Planning and Zoning Conference Room - City Hall Lower Level
149 Church Street

Attendance

- **Board Members:** Zoe Richards (ZR), Don Meals (DM), Matt Moore (MM), Jeff Severson (JS), Miles Waite (MW), Will Flender (WF)
- **Absent:** Stephanie Young (SY), Damon Lane (DL), Scott Mapes (SM)
- **Public:** Mike Willard, John Tashiro, Pat Burns, Steve Plosier, Marla Keen, Dan Vosher (207 Flynn Avenue)
- **Staff:** Scott Gustin (Planning & Zoning)

MM, Chair, called the meeting to order at 5:30 p.m.

Minutes

April 4, 2016 meeting minutes

SM (email) noted on pg. 3 add "limestone" after white.

A MOTION was made by DM and SECONDED by JS:

Accept the April 4 meeting minutes as corrected.

Vote: 4-0-1 (ZR not yet present)

Board Comment

DM noted that he got a letter from USDA regarding a trapping program within Burlington for rabies prevention. It's targeted at raccoons and skunks. MW said he got a letter too.

Public Comment

None.

Open Space Subcommittee

MM, the subcommittee did not meet today.

Project Review

1. **16-1145CA/MA; 207 Flynn Ave (ELM, Ward 5S) Vermont Railway, Inc./ City Market**
Construct new retail grocery building and related site improvements and subdivide lot.

WF said he's on the board of directors of Pine Forest Preschool at 208 Flynn Ave.

JS said he has ongoing work with this project's civil engineer, but not for this project.

No objections were raised relative to their participation.

ZR appeared at 5:38 PM.

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Mike Willard, John Tashiro, Pat Burns, Steve Plosier, Marla Keen, and Dan Vosher appeared on behalf of this item.

John Tashiro provided project background. City Market has identified this Flynn Avenue site as ideal. The present downtown store is well over capacity. He noted two meetings with the Ward 5 NPA, and they will meet again later this month.

Mike Willard overviewed the existing conditions. It's a railroad property. The parcel will be subdivided. Development on Lot 1. Lot 2 will be for future considerations. DM, what are future considerations? Mr. Tashiro, probably for sale to a different entity. Mr. Willard noted the depiction of Champlain Parkway to illustrate how it will work with the project. The primary entrance for customers will be from Briggs Street. Primary service access will be from Flynn Avenue. MW, what's the traffic light situation for the Parkway and Flynn? Mr. Willard noted intersection improvement locations (associated with parkway construction). Outdoor café seating will be provided as will an outdoor children's discovery area. DM, what additional truck traffic is anticipated along Flynn Avenue? Pat Burns said with the relocation of Barrett's, a significant reduction in overall truck traffic is anticipated. WF said an infrastructure challenge along Ferguson Avenue is the short left turn at the signal with Shelburne Street.

WF, why is there a sidewalk with no greenbelt along Flynn Avenue? Mike Willard, the sidewalk design is based on DPW's standards.

JS, what consideration has been given to placement of the children's discovery area next to truck loading bays? Mike Willard noted the projecting building canopy that will prevent close proximity between the two. The discovery area is also enclosed with fencing.

Marla Keen addressed stormwater. Existing conditions include discharge to Lake Champlain, Englesby, and the combined sewer system. DM, to Lake Champlain means it goes under the storage facility and condo pond out towards Blanchard Beach? Ms. Keen, yes. As proposed, drainage will still discharge to the same receiving waters, but peak flow rates will be lessened across the board, and water quality will be improved. Two rain gardens are proposed. Underground hard infrastructure is also proposed.

MW, is there a contaminant hot spot onsite? Dan Vosher replied there are many spots. The site is silty clay above ledge. Infiltration would not be ideal even without contamination. Ms. Keen depicted the rain garden and underdrain details. JS, is there a barrier under the rain gardens to prevent infiltration? Ms. Keen, yes.

DM, how many parking spaces are proposed? Mike Willard, 114 including EV parking spots. DM, how does that compare with the current store? Pat Burns, we have 60 spots downtown. Several more are freed up in the afternoon.

ZR encourages informational material relative to the rain gardens for public education.

DM, relative to the rain gardens, under-draining them does not take advantage of their full capacity. Is there a way to promote saturation of the rain gardens? Ms. Keen said they are intended to act as a filter of suspended solids. Most of the contaminants will be removed. The potential drawback of full saturation is leeching phosphorous back into the water. DM, we should do everything we can to limit stormwater flows into the lake. Ms. Keen, we've taken the most balanced approach we can in light of the three receiving waters.

WF, how big a watershed drains into the pipe under the self-storage facility? Ms. Keen, it takes Barrett's, the self-storage, and the two condo developments. She said that Megan Moir has the watershed map.

MM, have you met with the city's stormwater staff? Ms. Keen, yes, a couple of times early on.

MW asked about infiltration again. Ms. Keen, it's really limited by soil and ledge conditions.

Dan Vosher addressed site contaminants. The site has been industrial since at least 1880. It was owned by Gulf Oil Company. More recently by VT Structural Steel that did fabrication onsite. It has had railway use as well. A number of related environmental concerns are present including PCB contaminants and PAH's. Phase 1 and 2 assessments have been done. PCE, TCE, metals, and petroleum have been confirmed as well. Concentrations are well above VT "action levels." He addressed the ground water analysis. Some exceedances were found by a source area near Flynn Avenue but that was about it for the groundwater.

Any excess soils will have to be removed and sent to NY as alternative daily cover. Soil gas vapors pose a problem for the proposed building. A vapor barrier and sub-slab depressurization system are proposed. The site construction serves as the remedy for the soil contaminants. Green spaces will have indicator fabric separating the existing and new clean soils. Between 12' – 18" clean fill soils will be installed.

MM, what's happening now with pollutants and stormwater versus as proposed? Mr. Vosher, there's not migration offsite with groundwater. He can't say for stormwater.

DM, we didn't hear about construction site erosion control plan. He assumes there will be one. Steve Plosier, yes, there is one. We've been working on it with city stormwater staff. DM mentioned one's not been submitted. Steve Plosier said it would be submitted for the permit file. DM said the project's close proximity to the lake make EPSC especially important.

DM, what's the construction start date? Steve Plosier, start in August and open the following June. JS, who will be responsible for implementation of the EPSC plan? Steve Plosier said he and the consulting engineer will be responsible. WF noted importance of dust control and dealing with sediment tracking onto the city streets.

JS, in terms of the city process, it sounds like you've met with city stormwater staff. Will there be a review and final approval by Megan Moir? Mike Willard said that the plan will need final review and approval by Ms. Moir.

MW, what about asbestos? Pat Burns, it was contracted out with Clay Point. It has been removed prior to demolition.

MM, does bike parking meet the zoning standards? Mike Willard, 74 total bike parking spaces are provided. Covered in front along Flynn Avenue. Mr. Burns said in-house long term bike parking will be provided for employees.

WF, the curb radii at the Briggs Street seems excessive. Mike Willard said it's so because Briggs Street is narrow. It's needed for truck turns.

A MOTION was made by JS and SECONDED by WF:

Support the project with a condition that EPSC and stormwater plans receive final approval by city stormwater program staff.

Discussion:

Nice to note bike parking and prohibition of employees parking onsite and working with CCTA to provide service to the site.

Vote: 6-0-0, motion carried.

Update & Discussion

1. Draft annual FY '16 report

A MOTION was made by DM and SECONDED by WF:

Accept annual report as written.

Vote: 6-0-0

Adjournment

The meeting adjourned at 6:50 PM